

Facts About...

Lotte Plaza
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This irregularly shaped 7.866-acre property, located at 8801 – 8815 Baltimore National Pike, is in a commercially zoned area of Ellicott City, Howard County, Maryland. The property is bordered to the north and east by Baltimore National Pike, beyond which are commercial properties and to the south by undeveloped land. Maryland Route 29 borders the property to the west; beyond which is the Baltimore National Pike interchange.

There are no surface water bodies located on the property. The nearest surface water bodies include a storm water retention pond located approximately 200 feet southeast of the property and the Hudson Branch located approximately 2,000 feet south of the site. According to the submitted environmental reports, groundwater flow beneath the property is potentially to the southwest. The Howard County Bureau of Utilities provides municipal water and sewer services to the property.

Site History:

Based on information provided in the Phase I site assessment for the property, prior to 1943 the site was undeveloped farmland and then utilized as a private residence. Construction of the current shopping center began in 1963 and its present building configuration was completed in 2000.

The current owners, Golden Triangle LLC, purchased the property from private owners in 1986. The property is currently improved with two multi-tenant shopping center buildings; service bay areas with an aboveground storage tank associated with the auto repair facility, an independent restaurant, landscaping, and asphalt and paved parking areas. Tenants of the shopping center include two dry cleaners and two automotive repair facilities.

Environmental Investigations and Actions:

Dry cleaning operations have been conducted on the property, in two separate locations, since 1969. According to the historical directories for Howard County, a service station operated on the property between 1970 and 1973, and the current tenants of the shopping center include two automotive repair facilities. A phase I environmental assessment conducted in February 2007 identified the dry cleaning and automotive repair operations as potential sources of contamination to the soil and groundwater beneath the site. A subsequent environmental investigation conducted on the property in April 2007 identified the presence of tetrachloroethene (PCE), a solvent used in the dry cleaning industry; cis-1,2-dichloroethene, a degradation product of PCE; and diesel and gasoline range organics in the soil and groundwater beneath the property.

In December 2007, an additional environmental investigation was conducted at the property, which included the collection of indoor air samples within the tenant spaces adjacent to the existing dry cleaner tenant spaces and automotive repair facilities and the on-site building located adjacent to the historical service station. Based on the concentration of PCE and its breakdown products in the indoor air, the VCP requested that the applicant immediately implement measures to mitigate this risk from indoor air and propose a permanent



remedy to address this risk. Modifications were made to the independent HVAC systems at the property as an immediate mitigation measure.

In October 2008, additional indoor air samples collected from the tenant spaces at the property identified the continued presence of PCE and its breakdown products in the indoor air.

Current Status:

Golden Triangle LLC submitted an application to the Voluntary Cleanup Program (VCP) on September 14, 2007, seeking a No Further Requirements Determination as a responsible person. During the review of the application package, the Department determined that the property required the submittal of a response action plan (RAP) in order to address potential risks associated with the property.

On February 26, 2008, the Department accepted the Lotte Plaza property into the VCP and requested the development of a proposed RAP. Subsequently, on December 15, 2008, the Department issued an additional request for the development and implementation of a proposed RAP for the Lotte Plaza property. Golden Triangle LLC submitted a proposed RAP to the Department on March 16, 2009. A public informational meeting to discuss the proposed RAP was held on August 11, 2009 at 7 pm at the Weichert's, Realtors Canton Properties office located at 9339 Baltimore National Pike in Ellicott City, Maryland.

On June 23, 2010, the Department accepted the revised proposed RAP submitted for the Lotte Plaza property. Approval of the revised RAP dated May 7, 2010, is based on future use of the property for restricted commercial purposes. The approved RAP is currently being implemented at the property.

Contact:

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: February 2011